



**Construction Contract
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: 37
AGENDA DATE: Thu 05/27/2004
PAGE: 3 of 4

CHANGE ORDER INFORMATION:

CONTINGENCIES

DATE	CO#	DESCRIPTION	CMR	OWNER	CO%
Contingency	1	Competitive Sealed Proposal (CSP) document reproduction, CSP#1A	\$42,000		0.13%
Contingency	2	CSP document reproduction, CSP#1B, \$40,000	\$40,000		0.12%
Contingency	3	Additional CSP document reproduction, structural revisions and addition of water softening equipment, in the amount of \$47,714 was included in CSP#1B	\$47,714		0.15%
Contingency	4	Preconstruction phase and value engineering services and related construction document modifications prior to issuing competitive sealed proposals		\$70,345	0.22%
Contingency	5	Additional general conditions, structural modifications and waterline utility work.	\$20,788		0.06%
Contingency	6	Site work, drainage and backfill in plaza, in the amount of \$352,773, funded from CMR site work allowance that was included in Amendment No. 2	-	-	0.00%
Contingency	7	Structural modifications	\$12,779		0.04%
Contingency	8	Structural, site work and utility revisions		\$14,278	0.04%
Contingency	9	Administrative authority increase in the amount of \$45,000 to Owner's contingency		-	0.14%
Other funding	10	Parking control equipment and Paving of Cesar Chavez was added to the CMR contract in the amount of \$345,000	-	-	1.08%
Contingency	11	Various items related to coordination of building systems	\$141,052		0.44%
Contingency	12	Various items related to coordination of building systems and value engineering credits to Owner's Contingency		<\$81,247>	-0.25%
Contingency	13	Various items related to coordination of building systems		\$45,960	0.14%
Contingency	14	Various mechanical, electrical revisions and road work	\$124,472		0.39%
Contingency	15	Various items related to coordination of building systems		\$113,171	0.35%
Total of change orders			\$428,805	\$162,507	

CMR contract amount prior to this council action.....	\$32,889,100
CMR Contingency allowance, balance remaining.....	\$342,559
Owner Contingency allowance, balance remaining.....	<u>\$55,341</u>
Total contract authorization prior to this council action.....	\$33,287,000

Previous increases to total contract authorization.....	\$435,000	1.32%
This increase to total contract authorization.....	\$625,854	1.90%
Total increase to contract authorization to date including this council action ..	\$1,060,854	3.23%

Total contract authorization including this council action.....	\$33,912,854
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Pre-construction Phase Services Goals: Separate participation goals were established by SMBR for the pre-construction phase services trades packages (which includes the Construction Manager at Risk Fee Stipulated Sum, the General Conditions Stipulated Sum and an estimated amount for pre-construction phase services). Participation goals stated in the RFQ/RFP solicitation were: 2.28% African American; 3.16% Hispanic; 1.28% Native/Asian American and 3.16% WBE.

Overall subcontractor participation accomplished to date for the pre-construction phase services are: 2.40% African American, 6.39% Hispanic, 0.78% Native/Asian American and 1.94% WBE and 0.60% Non-M/WBE.

Construction Phase Services Goals: Participation goals established for the construction phase were: 3.34% African American; 10.17% Hispanic; 2.21% Native/Asian American and 5.75% WBE.

Total estimated construction phase participation for this Owner's contingency allowance increase can not be determined at this time.

Overall subcontractor participation for the construction phase to date is:

2.21% African American, 11.70% Hispanic, 0.80% Native/Asian American, 14.31% WBE and 70.98% Non M/WBE.

CIP Fiscal Note

DATE OF COUNCIL CONSIDERATION:

5/27/2004

WHERE ON AGENDA:

Resolution

DEPARTMENT:

Public Works for Economic Growth & Redevelopment Services

DESCRIPTION: Authorize an increase in the owner's contingency for the construction contract with Construction Manager at Risk, HENSEL PHELPS CONSTRUCTION COMPANY, Austin, TX, for change orders related to the New City Hall - Building and Public Plaza (Phase III) in the amount of \$625,854, for a total contract amount not to exceed \$33,912,854.

FINANCIAL INFORMATION:

Project Name: New City Hall, Plaza. & Parking
Project Authorization: 2000-01 Amended Capital Budget
Funding Source: CSC Funding; FY02 Certificates of Obligation
FY03 Certificates of Obligation; 1998 G.O. Bonds P1;
FY02 Austin Energy Xfr; FY03 Austin Energy Transfer
FY02 Water/Wastewater Xfr; FY02 CIP Interest; FY03 General Fund Xfr;
FY03 Contractual Obligations; FY04 CIP Interest; Retail Participation
Number: 8999-607-2400; 8999-607-2401; 8999-607-2402; 8999-607-2403;
8999-607-2404; 8999-607-2451; 8780-607-2108; 3060-117-1691;
3920-227-7062; 8640-567-0002; 8640-567-0120; 8999-607-2402;
8999-607-2403

Current Appropriation	\$52,917,000
Unencumbered Balance	\$885,484
Amount of This Action	(\$625,854)
Remaining Balance	<u>\$259,630</u>

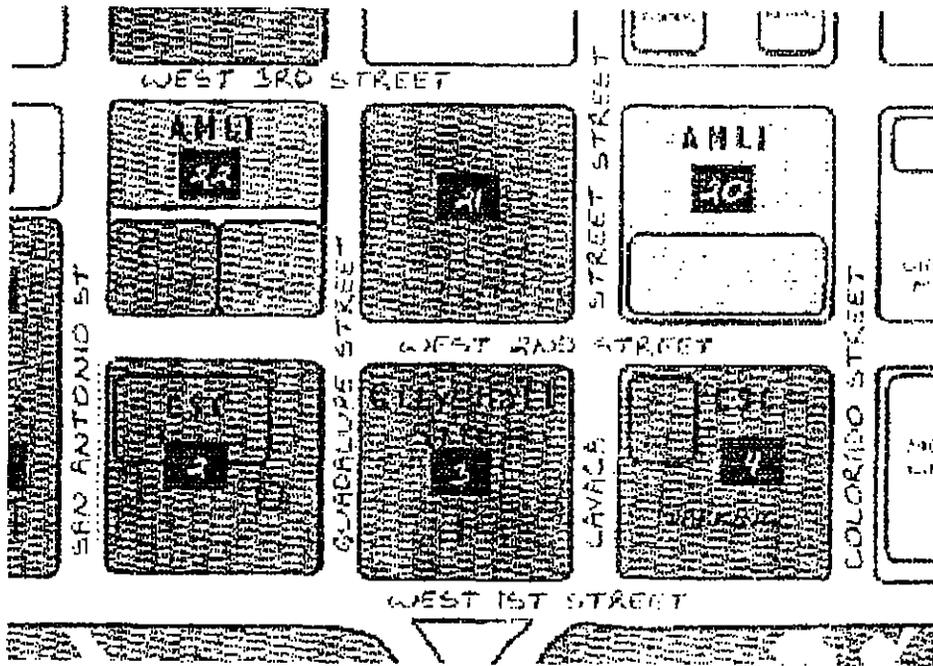
Ref # 8999-607-2400

Budget Office: _____

Greg Gandy
Fed Ruby GAZA

Date: 5-21-04

RCA # 5116



LOCATION MAP

Proposed

CITY HALL SITE

BLOCK 3
City of Austin